

PRELIMINARY PLAT
TYLER'S LANDING ADDITION
 WICHITA, SEDGWICK COUNTY, KANSAS



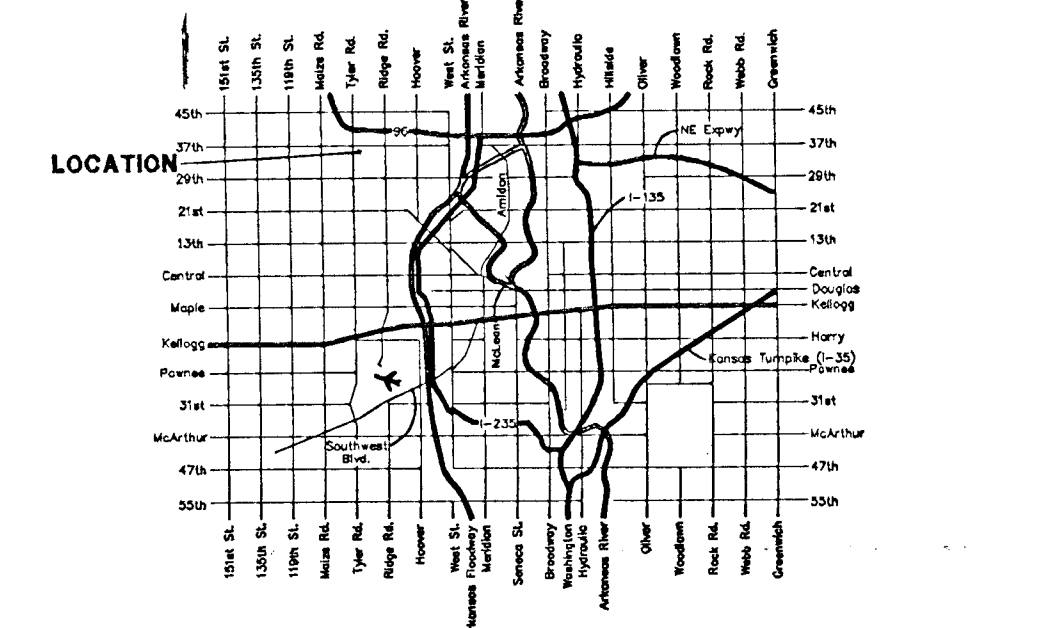
CONTRACT PURCHASER:
 P & R Realty, LLC
 12602 W. 13th Street
 Wichita, KS 67235

LEGAL DESCRIPTION:
 That part of the NW1/4 of Sec. 33, Twp. 26-S,
 R-1-W of the 6th P.M., Sedgwick County, Kansas
 lying southwest of the southwesterly right-of-way line
 of the Missouri Pacific Railroad, EXCEPT therefrom the
 following described tract: Beginning at the NW
 corner of said NW1/4, thence easterly along the
 north line of said NW1/4, 1022.00 feet; thence
 southerly perpendicular to the north line of said
 NW1/4, 280.00 feet; thence westerly parallel with the
 north line of said NW1/4, 422.00 feet; thence
 southwesterly with a deflection angle to the left of
 44°01'06", 211.20 feet; thence westerly perpendicular
 to the west line of said NW1/4, 150.00 feet; thence
 southerly parallel with the west line of said NW1/4,
 705.00 feet; thence westerly perpendicular to the
 west line of said NW1/4, 300.00 feet to a point on
 the west line of said NW1/4, thence northerly along
 the west line of said NW1/4, 1129.78 feet to the
 point of beginning, TOGETHER with that part of the
 NE1/4 of said Sec. 33 lying southwest of the
 southwesterly right-of-way line of said Missouri
 Pacific Railroad, all being subject to road
 rights-of-way of record.

BENCHMARK:
 COW Benchmark SE corner of intersection
 32.31' south of centerline
 30.00' east of centerline
 55.50' east of PP
 9.20' southeast of PP
 43.20' southeast of section corner iron
 Elev. = 178.04 City Datum(1365.44 NGVD29)

- ① = #4 Baughman Rebar (Found)
- ② = #4 Baughman Rebar (Set)
- ③ = 3/4" Iron Pipe (Found)
- ④ = 1/2" Iron Pipe in Trimble (Found)
- ⑤ = 1/2" P.E.C. Rebar (Found)
- ⑥ = 3/4" P.E.C. Iron Pipe (Found)
- ⑦ = #3 Rebar (Found)
- ⑧ = #4 S.O.B. Rebar (Found)
- ⑨ = 1/2" P.E.C. Iron Pipe (Found)
- (M) = Measured
- (C) = Calculated
- (V) = Calculated

- = Cable TV Pedestal
- = Electric Box
- △ = Fire Hydrant
- ☆ = Guy Anchor
- ⊕ = High Line Pole
- ⊙ = Mail Box
- ⊗ = Pipeline Marker
- ⊘ = Pole Pole
- ⊙ = Sign
- ⊙ = Sanitary Sewer Manhole
- ⊙ = Sewer Manhole
- ⊙ = Stormwater Sewer Manhole
- ⊙ = Tree
- ⊙ = Telephone Pole
- ⊙ = Water Valve



NOTE:
 Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", and "L" are reserved for
 entry monuments, landscaping, berms, open space
 drainage purposes, and utilities as confined to
 easements.

Reserves "C", "D", "E", "G", and "J" are reserved for
 entry monuments, landscaping, open space, streets,
 drainage purposes, and utilities.

Reserves "L" and "M" are reserved for landscaping, open
 space, lakes, berms, sidewalks, gazebos, drainage
 purposes, and utilities as confined to easements.

POPP, MICHAEL W. ANW L.
 7717 W. 77th St.
 WICHITA, KS 67205
 ZONED "SF-20"

JR
J. RUSSELL
 COMMUNITIES

BAUGHMAN COMPANY P.A.
 ENGINEERING, SURVEYING, & PLANNING
 316-282-7271 • 316-282-7272 • WICHITA, KANSAS 67202